



Unit 3, Camp Farm, Roudham, Norfolk, NR16 2RL

WELL PRESENTED WAREHOUSE UNIT WITH EXCELLENT LINKS TO THE A11

- Approximate Gross Internal Area of 5,291 sq ft (491.5 sq m)
- Good specification including sodium lighting, two roller shutter doors and WC facilities
- Popular business location offering excellent road links to the major road networks
- Rent from just £4/sq ft

LOCATION

Camp Farm is situated immediately adjacent to Roudham Road linking to the A11 within circa one mile. The property is approximately 6 miles north east of Thetford. The A11 provides the principle road access out of the county and provides direct access to the A14 and M11.

As well as offering an excellent link into the major road networks, Camp Farm also enjoys a quiet countryside location.

DESCRIPTION

The property is a detached warehouse unit constructed of steel portal frame with block work walls and single skin cladding to the exterior elevations. The unit benefits from an approximate eaves height of 3.3 meters and an apex height of 3.9 meters.

Internally the premises benefits from solid concrete floors, two roller shutter doors, sodium lighting and a single WC.

Nearby secure yard area is available by separate negotiation.

Camp Farm is an established storage and distribution centre accessed from a secure gated entrance and the site has appropriate lorry turning facilities.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (7th edition) and provides the following approximate Gross Internal Area:

Unit 3 - 5,291 sq ft (491.5 sq m)

LEASE TERMS

The property is available on a new 5 year lease on full repairing and insuring terms.

RENT

£21,164 per annum exclusive plus VAT if applicable.

VAT

The landlord reserves the right to charge VAT on the rent in accordance with current legislation.

RATING

The property is listed in the 2010 ratings list under 'Warehouse and premises' and has a rateable value of £13,250.

LEGAL COSTS

Both parties are to be responsible for their own costs on completion. The ingoing tenant will be required to provide an undertaking to pay the landlord abortive legal costs should they withdraw from the sale once solicitors are instructed.

VIEWING & FURTHER INFORMATION

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

Richard Pyatt MRICS -

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS -

jonathan@hazellsonline.co.uk





Viewings strictly by appointment only with Hazells.

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